



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 19, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: MOD-22968 - APPLICANT: CLIFFS EDGE, LLC - OWNER:
CLIFFS EDGE, LLC, ET AL**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Modification to the Cliff's Edge Master Development Plan and Design Guidelines to change the land use designation from: RSL (Residential Small Lot) to: M (Medium Density Residential); to modify Section 2.2 and the accompanying Table 1 of the Master Development Plan; and to modify Section 2, Exhibit 2 of the Design Guidelines to reflect changes to the land use categories on a parcel, noted as a portion of Pod 308 and located on 9.12 acres at the northeast corner of Centennial Parkway and Shaumber Road.

According to the applicant this modification updates the land use maps and tables within the plan to reflect current and anticipated land uses. It is the applicant's stated goal that the changes to the text and graphics will further streamline the implementation of the Cliff's Edge Master Development Plan and Design Guidelines. Staff is recommending approval of this application as the proposed major modification is in keeping with the goals and objectives of the PD (Planned Development) zoning district and the Cliff's Edge Master Development Plan and Design Guidelines.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/05/03	The City Council approved an annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission recommended approval. The effective date of this annexation was 02/14/03.
03/19/03	The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval.
07/16/03	The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved text modifications to the related Cliff's Edge Master Development Plan to address conditions of approval of ZON-1520. The Planning Commission and staff recommended approval.

11/20/03	A request for a Minor Modification to the Cliff's Edge Master Development Plan (MOD-3189) allowing reduced street widths under certain conditions in limited portions of the Plan area was administratively approved by the Planning and Development Department.
02/18/04	The Cliff's Edge Development Agreement (DIR-3451) was introduced to the City Council at this time. It was approved in ordinance form on 03/17/04. The Planning Commission and staff recommended approval.
05/05/04	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan (MOD-2955) to change land use designations from Village Commercial to Medium Low Density Residential and Medium Density Residential; from Medium Density Residential to Residential Small Lot; and from Medium Low Density Residential to Pump & Reservoir; to modify Section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road The Planning Commission recommended approval.
05/27/04	A request for a Minor Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-4237) to include an exhibit depicting cross sections for private interior residential streets was administratively approved by the Planning and Development Department.
06/16/04	The City Council approved an amendment to the Master Plan of Streets and Highways (MSH-4197) to add major roads within the Cliff's Edge Master Development Plan area, generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way. The preparation and submission of this request was a condition of approval of the Cliff's Edge parent Tentative Map, as approved by the Planning Commission on 03/11/04.
08/03/05	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan (MOD-6279) to change land use designations from ML (Medium Low Density Residential) to L (Low Density Residential) and RSL (Residential Small Lot); from L (Low Density Residential) to ML (Medium-Low Density Residential); and from RSL (Residential Small Lot) to ML (Medium Low Density Residential); and to modify the following sections of the Master Development Plan: Sections 2.2, 2.3.5, 2.3.6 and 2.3.7; to modify or add to the Design Guidelines as follows: Sections 3.1.1, 3.2.3B, 5.10, 5.10.1, 6.2.1, 6.2.2, 6.2.3, 7 and Exhibits 2, 7a,7b, 8a, 14a, 14b, 14c, 15 and 17, on 1,14The applicant 6 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.

11/16/05	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-9174) to establish standards for rear loaded residential small lot housing products and to add section 3.2.5b to the design guidelines on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli. Planning Commission and staff recommended approval.
03/13/06	The Planning and Development Department administratively approved a request for a Minor Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-10809) to revise and clarify Section 6 (Entry and Wall Guidelines) of the Cliff's Edge Master Development Plan and Guidelines.
02/15/06	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-10531) to change land use designations from: M (Medium Residential) to: RSL (Residential Small Lot); to modify Section 2.2 and the accompanying exhibit of the Master Development Plan; and to modify Section 2.1, Exhibit 2-4 of the Design Guidelines to reflect changes to the land use categories on two separate parcels (Pod 113 - located on 17.1 acres adjacent to the southwest corner of Farm Road and Hualapai Way and a portion of Pod 308 - located on 9.12 acres adjacent to the northeast corner of West Centennial Parkway and North Shaumber Road). Planning Commission and staff recommended approval.
08/10/06	The Planning Commission tabled a Tentative Map (TMP-14763) for a 163-lot single family residential subdivision on 9.12 acres adjacent to the northeast corner of Centennial Parkway and Shaumber Road (aka Pod 308) at the applicant's request.
04/04/07	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-19114) to clarify certain setback, landscape, design, wall, architectural projection separation and balcony separation standards; to allow three-story single family dwellings with a maximum height of 38 feet and to add a sign standard section. Planning Commission and staff recommended approval.
08/23/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #37/rts).
<i>Related Building Permits/Business Licenses</i>	
There are no relevant building permits or business licenses associated with this application.	
<i>Pre-Application Meeting</i>	
06/18/07	A pre-application meeting was held and elements of this application were discussed. It was noted that Public Works would specify any conditions at the time of the Tentative Map submittal for Pod 308. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
08/16/07	A neighborhood meeting is scheduled to be held at Mountain Crest Community Center, 4701 North Durango Drive.

Field Check	
07/20/07	The Department of Planning and Development conducted a site visit that found that the site was generally undeveloped; however there have been some improvements completed. The site has equipment parked on it and there are dirt stockpiles in various areas otherwise the vicinity is desert. There were multiple subdivision directional signs for area developments on-site.

Details of Application Request	
Site Area	
Gross Acres	9.12

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation [Proposed: M (Medium Density Residential)]
North	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) PF (Public Facilities) Cliff's Edge Special Land Use Designation
South	Undeveloped	PCD (Planned Community Development)	U (PCD) [Undeveloped (Planned Community Development)]
East	ROW (CC 215)	ROW (CC 215)	ROW (CC 215)
	Undeveloped	PCD (Planned Community Development)	U (PCD) [Undeveloped (Planned Community Development)] M (Medium Density Residential) Cliff's Edge Special Land Use Designation
West	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation

	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development) ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation
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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Cliff's Edge	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	n/a
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

DEVELOPMENT STANDARDS

All development within the Cliff's Edge Master Plan area is subject to the Cliff's Edge Master Development Plan and Design Guidelines. The Master Developer has the sole responsibility to enforce the Design Guidelines for L (Low Density Residential), ML (Medium Low Density Residential) and RSL (Residential Small Lot) developments. However, the City and the Master Developer have joint responsibility to enforce the Design Guidelines with respect to M (Medium Density Residential) and VC (Village Commercial) developments. These developments shall be reviewed first by the Master Developer, then by the City in accordance with the procedure set forth in the Development Agreement between the City and the Master Developer. If approved, the change of special land use designation from RSL (Residential Small Lot) to M (Medium Density Residential) will require a formal site development plan review approved by the Planning Commission before any development may take place on the site.

The applicant is proposing to revise the Cliff's Edge Master Development Plan and Design Guidelines. A summary of the change, with staff's recommendation, is shown in the following tables:

Master Development Plan – Section 2.2, Table 1 – Cliff's Edge Planned Land Use	
PROPOSED CHANGE	STAFF RECOMMENDATION
Change the tabulations to reflect the updated Land Use Map	No objection

Master Development Plan – Section 2.2 Cliff’s Edge Land Use Map	
PROPOSED CHANGE	STAFF RECOMMENDATION
Change the subject portion of Pod 308 from a RSL (Residential Small Lot) Designation to an M (Medium Density Residential) Designation	No objection
Change the tabulations to reflect the updated Land Use Map	No objection
Add the buffer required adjacent to the “Not a Part” (NAP) Parcels to the land use/density tabulation.	No objection

Design Guidelines – Section 2 Exhibit 2	
PROPOSED CHANGE	STAFF RECOMMENDATION
Change the subject portion of Pod 308 from a RSL (Residential Small Lot) Designation to an M (Medium Density Residential) Designation	No objection

<i>Existing Special Land Use Designation</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
RSL (Residential Small Lot)	15 Units per Acre	136 Units @ 9.12 Acres
<i>Proposed Special Land Use Designation</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
M (Medium Density Residential)	25 Units per Acre	228 Units @ 9.12 Acres
<i>General Plan / Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PCD (Planned Community Development) / PD (Planned Development)	8 Units per Acre (Entire Plan Area)	n/a

ANALYSIS

This Cliff’s Edge Master Plan area is located on the Centennial Hills Sector Plan Map of the General Plan. As the area exceeds 80 acres in size, the Centennial Hills Sector Plan required that a master plan be prepared for these PCD (Planned Community Development) designated properties that are encompassed by the Cliff’s Edge Master Development Plan and Design Guidelines, which was approved by City Council on 03/19/03. The PCD (Planned Community Development) category allows for a mix of residential uses including L (Low), ML (Medium Low) and M (Medium) densities, maintaining an average overall density of 2-8 dwelling units/gross acre and includes a Village Center (VC), Neighborhood Center (NC), some business parks, public facilities, and office development. The zoning of PD (Planned Development) with the various special land use designations as outlined on the Land Use Map complies with this General Plan designation. All projects located within the Cliff’s Edge Master Plan area are subject to the Cliff’s Edge Master Development Plan and Design Guidelines.

The proposed Major Modification to the Cliff's Edge Master Plan contained in the current application is in response to development industry pressures for change regarding density and development pattern. This request to increase the allowed density from RSL (Residential Small Lot) to M (Medium Density Residential) for a portion of Pod 308 will maintain the overall density of the Cliff's Edge Master Planned area by allocating units from the L (Low Density Residential), RSL (Residential Small Lot), and VC (Village Commercial) land use categories. The maximum density for a PCD (Planned Community Development) is eight units per acre and the proposed changes maintain a density of 7.99 units per acre for the Cliff's Edge Master Plan area. The tabulation and land use map changes that are the subject of this review are not in conflict with General Plan policies.

The subject site for the special land use designation change is currently designated RSL (Residential Small Lot). The applicant requests that the parcel that makes up the western portion of Pod 308 be designated M (Medium Density Residential). The request would allow a gross density of 25 dwelling units per acre. The existing designation will only allow a density of 15 dwelling units per acre. The difference between the proposed development potential (228 units) and the existing designation (136 units allowed) is a difference of 92 units. The reallocation of 39 units from L (Low Density Residential), 150 units from RSL (Residential Small Lot) and 80 units from VC (Village Commercial) will compensate for the higher density allowed under the proposed designation.

This represents further fine-tuning of the Cliff's Edge Master Development Plan and Design Guidelines documents that were previously approved by City Council in March 2003 and subsequently amended in 2003, 2004, 2005, 2006 and 2007. This update has been reviewed by staff and it has been determined that the request is generally supportive of the purpose of the original policy basis of the Plan as developed in recent years. The proposal is consistent with development occurring in the area and with designations currently existing on adjacent properties. Modifying the special land use designation for this site to a more intense residential density is appropriate for this area for these reasons; therefore, staff is supportive of this request.

FINDINGS

In order to approve a Major Modification application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. "The proposal conforms to the General Plan."**

The General Plan designates the subject lands as PCD (Planned Community Development). The proposed modification to the land use map and update of the corresponding density tabulations of the Cliff's Edge Master Development Plan and Design Guidelines is conforms to General Plan policies. Specifically, the special land use designation change to the higher density M (Medium Density Residential) category will

not increase the overall plan area density above the maximum eight units per gross acre allowed by the PCD (Planned Community Development) designation.

2. **“The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”**

The Major Modification does not conflict with the PD (Planned Development) zoning that applies to lands within the Master Plan area. The proposed change is compatible with, and supportive of, the overall land use intent of the Cliff’s Edge Master Development Plan and Design Guidelines.

3. **“Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”**

The Major Modification request is appropriate given the important issue here is that the total overall density of the Master Plan area not exceed the PCD (Planned Community Development) density limit of eight units per acre. As proposed, the adjusted Master Plan is very slightly (7.99 units per acre) under this threshold. The reconfiguration of densities will reduce the overall dwelling units of the Cliff’s Edge Master Plan area by five units.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

The subject site is adjacent to Shaumber Road, an 80-foot wide secondary collector street, which should be adequate to support the proposed use.

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 488 by Planning Department

APPROVALS 0

PROTESTS 4